

Williamson County, Tennessee



Williamson County Comprehensive Plan Update

Plan Forum, May 24, 2005

Outline of Tonight's Presentation

- Introductions: Greg Dale of McBride, Dale, Clarion
- Background and History: Joe Horne, Williamson County Community Development Director
- Population and Demand Analysis: Aaron Holmes, Planning Coordinator, Williamson County Planning Department
- Capacity Analysis: Carol Croop, AICP
- Planning Challenges: Greg Dale of McBride, Dale, Clarion
- Conclusion: Greg Dale of McBride, Dale, Clarion

Introduction to where we are in the process

- Project initiation
- Basic Inventories
- Development Trends and Demands
- Development Capacity
- Public Participation
- Policy Development
- Plan Development
- Implementation Strategies

Williamson County Planning Efforts: 1947 to Present

- Williamson County Regional Planning Commission (WCRPC) established in 1947 in accordance with Tennessee Code Annotated.
- October 1973 – Land Use Plan for portions of the county developed by the Tennessee State Planning Office and adopted by WCRPC.
- May 1974 – Zoning Ordinance adopted by WCRPC as legal and administrative implementation of land use plan.

Williamson County Planning Efforts: 1947 to Present, continued

- 1980 – SPO Land Use Plan update.
- 1988 – Zoning Ordinance and Comprehensive Plan are developed with assistance from Lane Kendig Inc.
- 1993 – Comprehensive Plan update (7 hearings, 20+ amendments to Z.O.).
- 1998-2000 – Countywide 1101 Plans developed/adopted as mandated by the State.
- 2002 – Small Area Studies in conjunction with SR-840 construction.

Tennessee's Public Chapter 1101

- Enacted in May 1998;
- Mandates the establishment of a comprehensive growth plan for the county and its municipalities;
- Changes the manner in which land may be annexed into an existing municipality; and
- Changes the manner in which new areas may incorporate to form new municipalities.

Tennessee's Public Chapter 1101, continued

- Requires, at a minimum, the establishment of an urban growth boundary around each of the existing municipalities where high intensity development will be expected;
- The establishment of planned growth areas outside of the urban growth boundaries where high intensity development will be permitted; and
- The establishment of rural areas where agricultural uses will be expected.

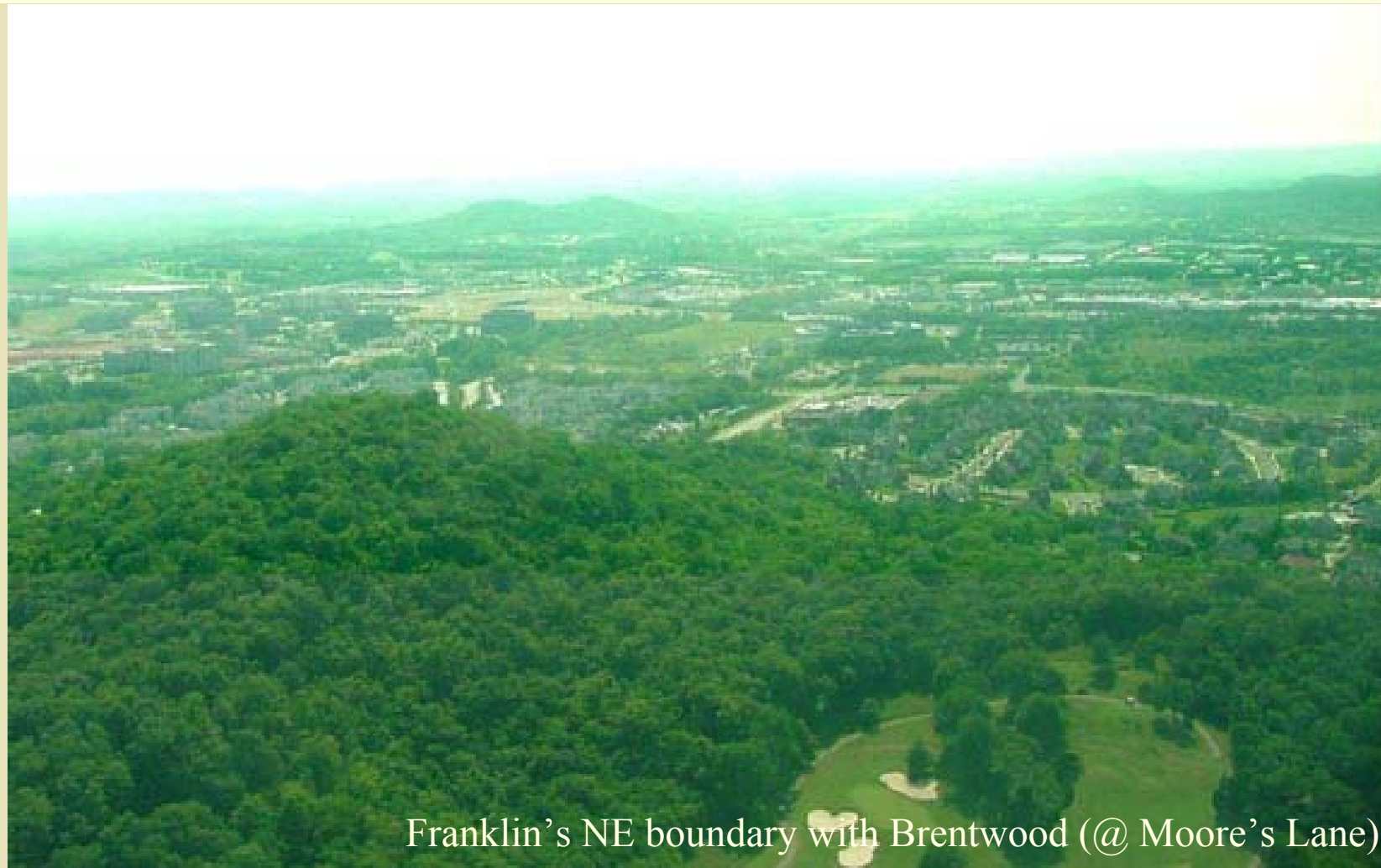
Tennessee's Public Chapter 1101, continued

- A municipality may annex property within its urban growth boundary, but is not permitted to annex into a planned growth area;
- A new municipality may be formed in a Planned Growth Area (PGA), but may not form within an urban growth boundary;
- Nothing in the law prohibits development of property in rural areas, however it is contemplated that rural areas should be preserved for agriculture or low intensity development; and
- It is contemplated that land within an urban growth boundary may eventually be annexed into a municipality, however there is no definite time frame established indicating when it may be annexed.

Tennessee's Public Chapter 1101, continued

- When a municipality annexes property, the municipality must prepare a Plan of Services which details the services that will be provided to the area annexed, along with a reasonable time frame for the implementation of the plan;
- Failure of a municipality to implement the Plan of Services will prohibit the municipality from annexing additional land until it has met its obligations; and
- Prior to adopting the Plan of Services, the municipality must conduct a public hearing. After finalizing the annexation, the municipality must publish progress reports and conduct follow-up public hearings on the Plan of Services.

Corporate Boundaries



Franklin's NE boundary with Brentwood (@ Moore's Lane)

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Corporate Limits

Fairview

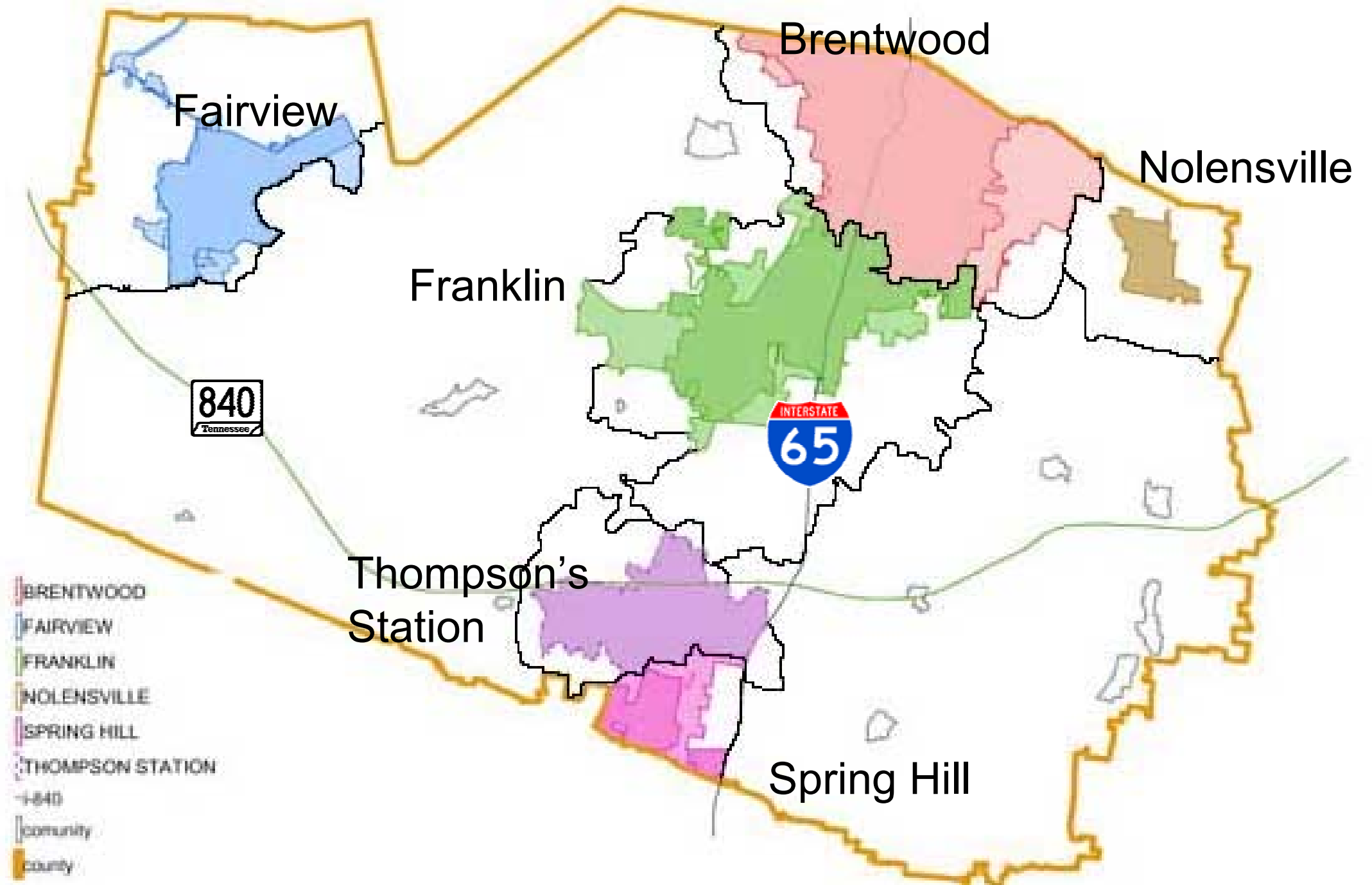




Urban Growth Boundaries & Planned Growth Areas

Williamson County, Tennessee

Corporate Limits & UGBs



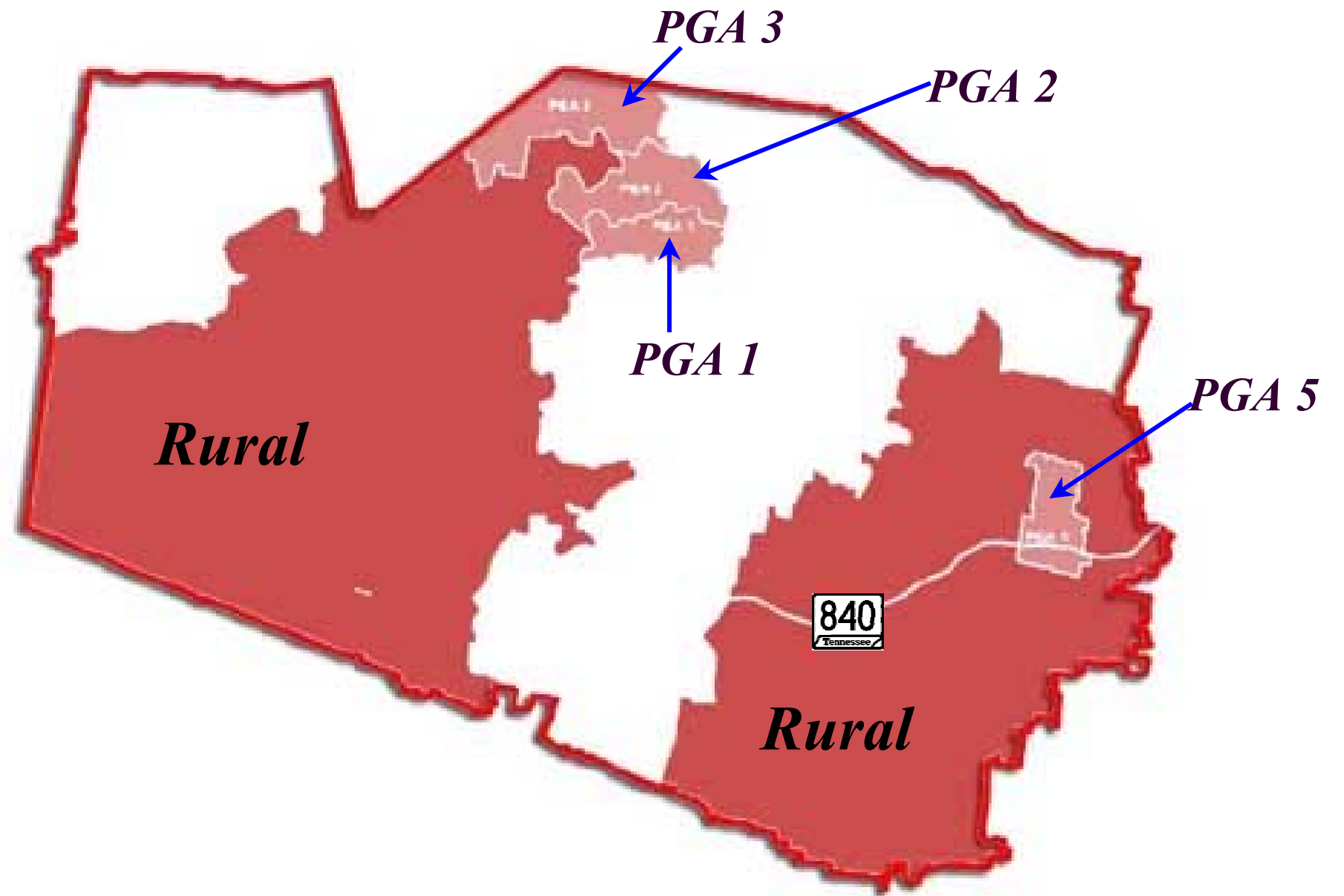
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Urban Growth Boundaries



Williamson County, Tennessee

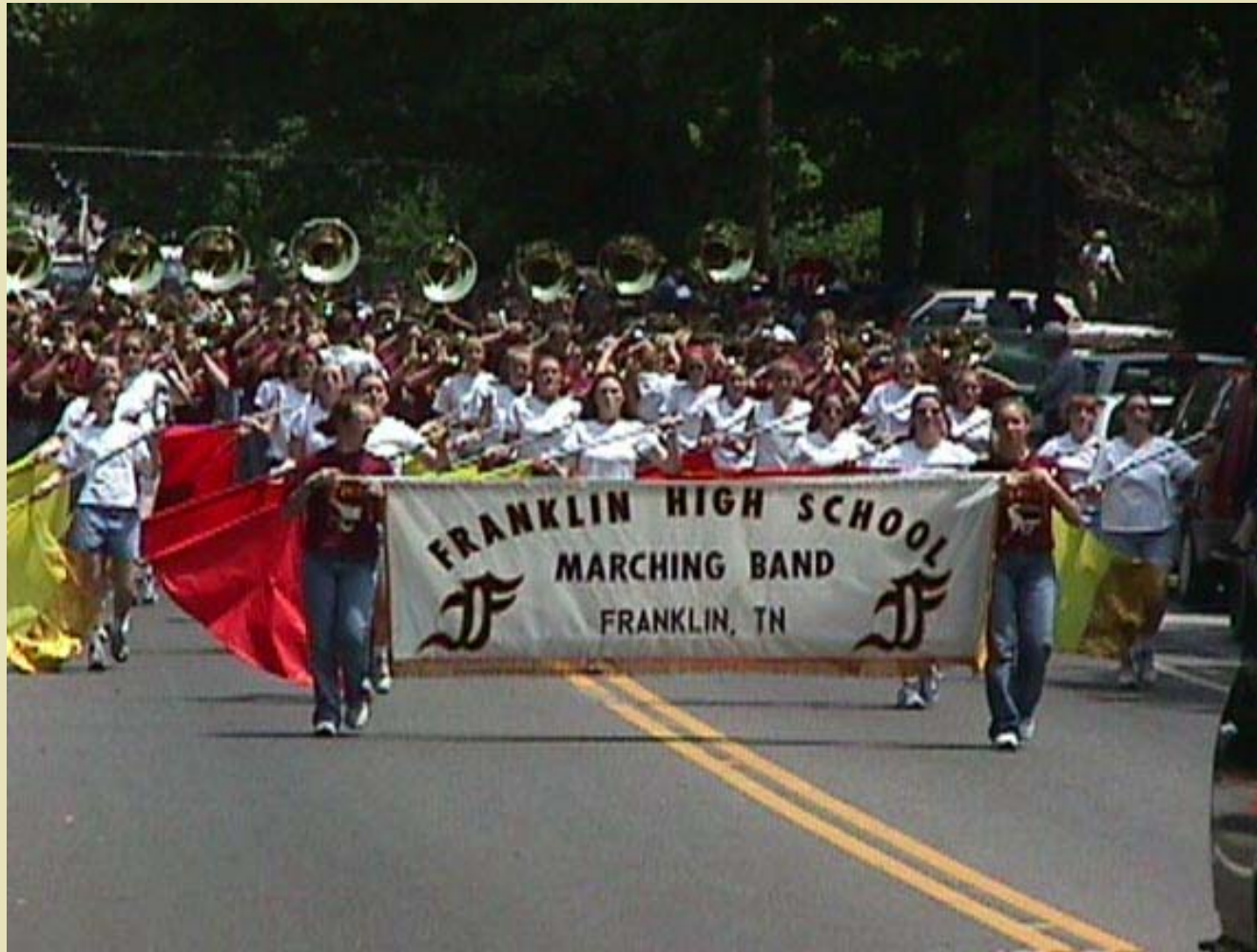
Comprehensive Plan Update Planning Area



Purpose of Demand and Capacity

- Estimate future growth pressure based on trends
- Estimate capacity of County to accommodate growth
- Educate the public
- Frame policy dialog
- Does Not reflect the values or desires
- Does Not reflect the desired Plan

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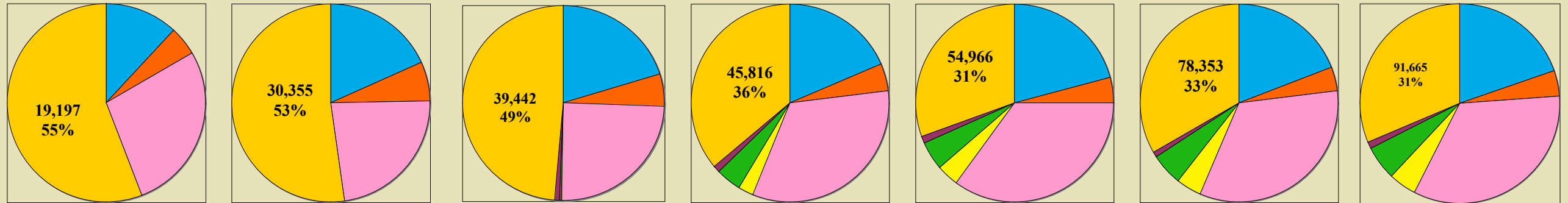


Population

Williamson County, Tennessee

1970- 2030 Population-High End Projections based on P.C. 1101 Numbers

Unincorporated County population by percentage, 1970-2030



1970

19,197

1980

30,335

1990

39,442

2000

45,816

2010

54,966

2020

78,353

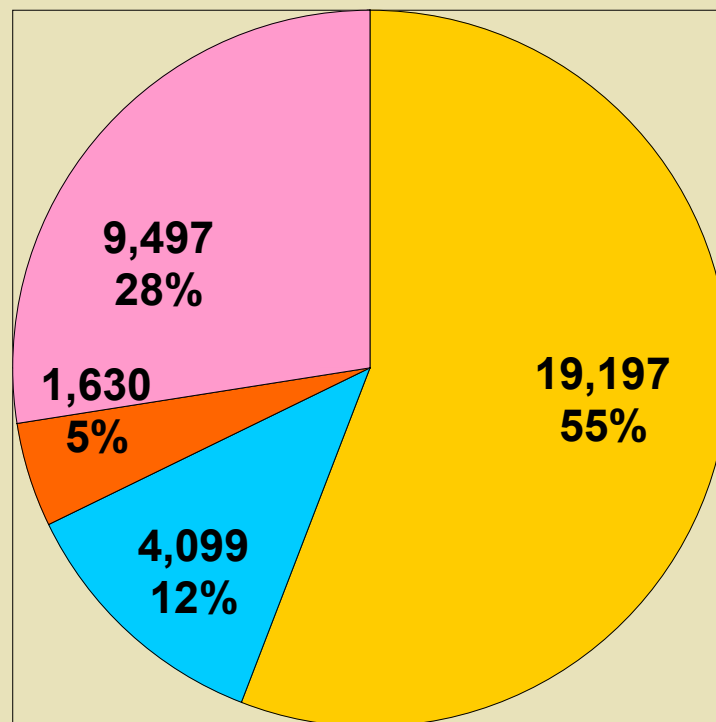
2030

91,665

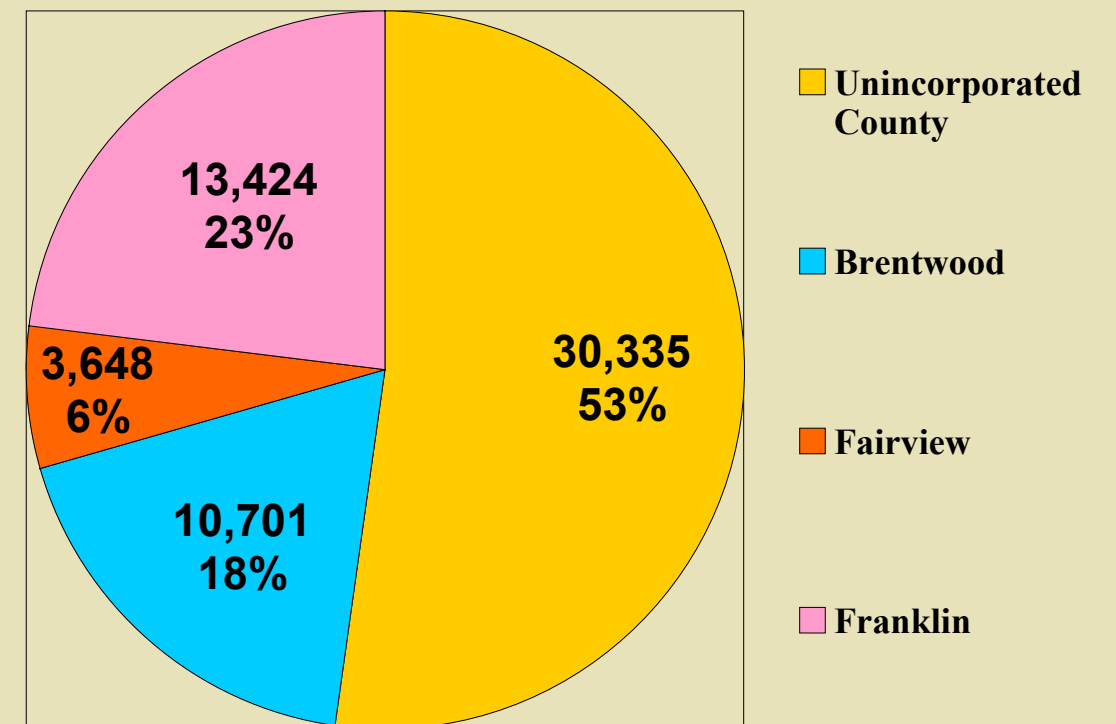
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Population Breakdown-High End Projections based on P.C. 1101 Numbers

1970 pop.34,423



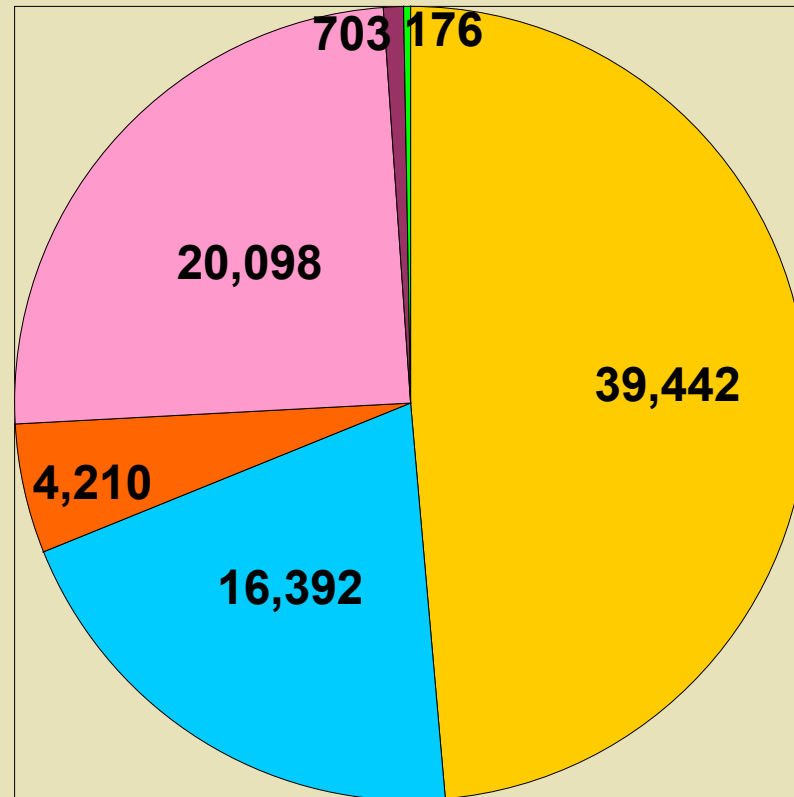
1980 pop.58,108



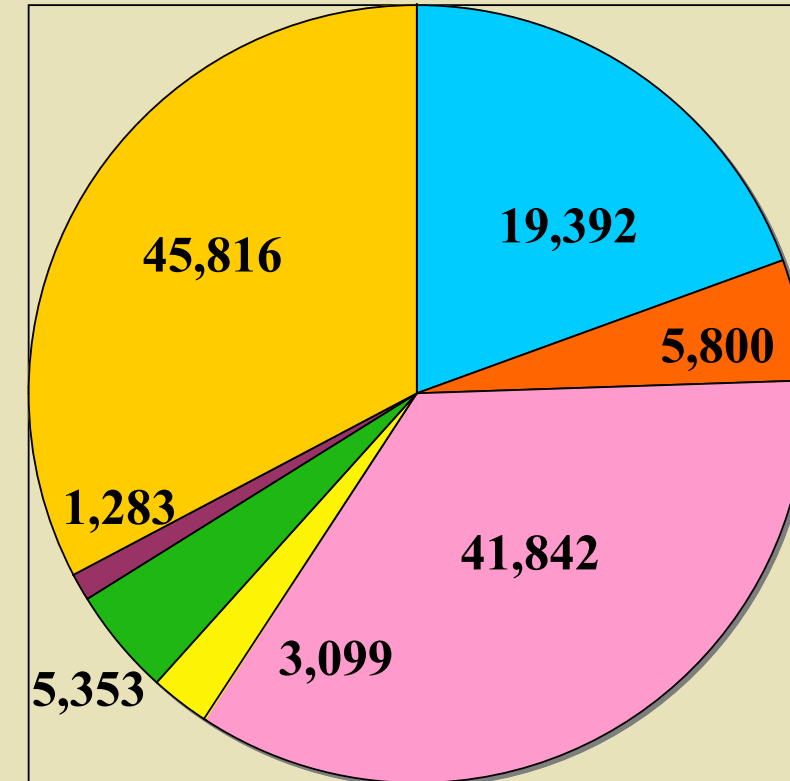
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Population Breakdown-High End Projections based on P.C. 1101 Numbers

1990 pop. 81,021



2000 pop. 126,638

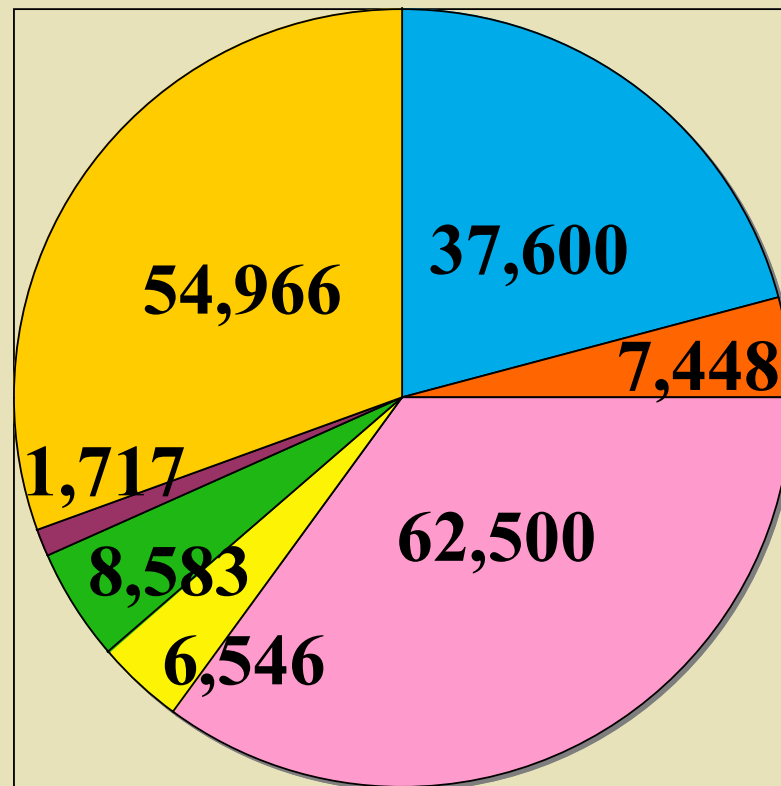


- Brentwood
- Fairview
- Franklin
- Nolensville
- Spring Hill
- Thompson's Station
- Unincorporated County

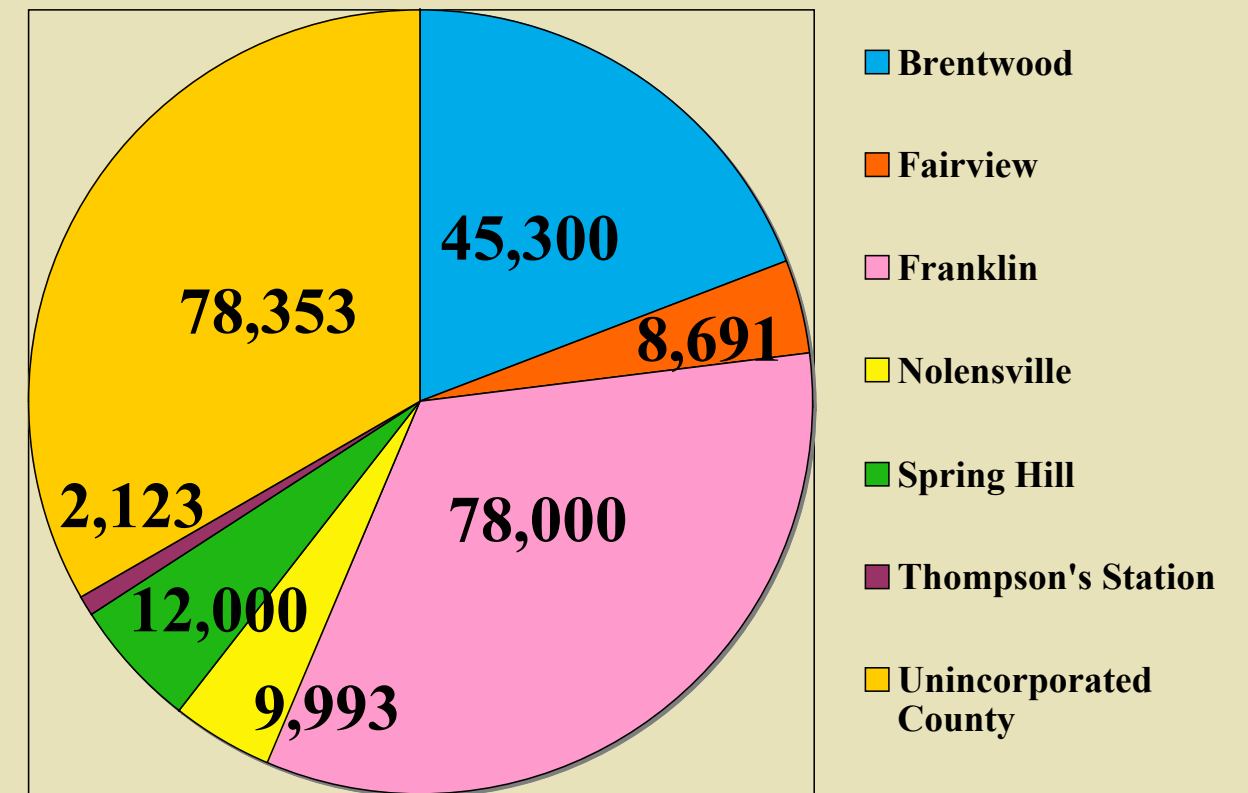
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Population Breakdown-High End Projections based on P.C. 1101 Numbers

2010 pop. 179,360



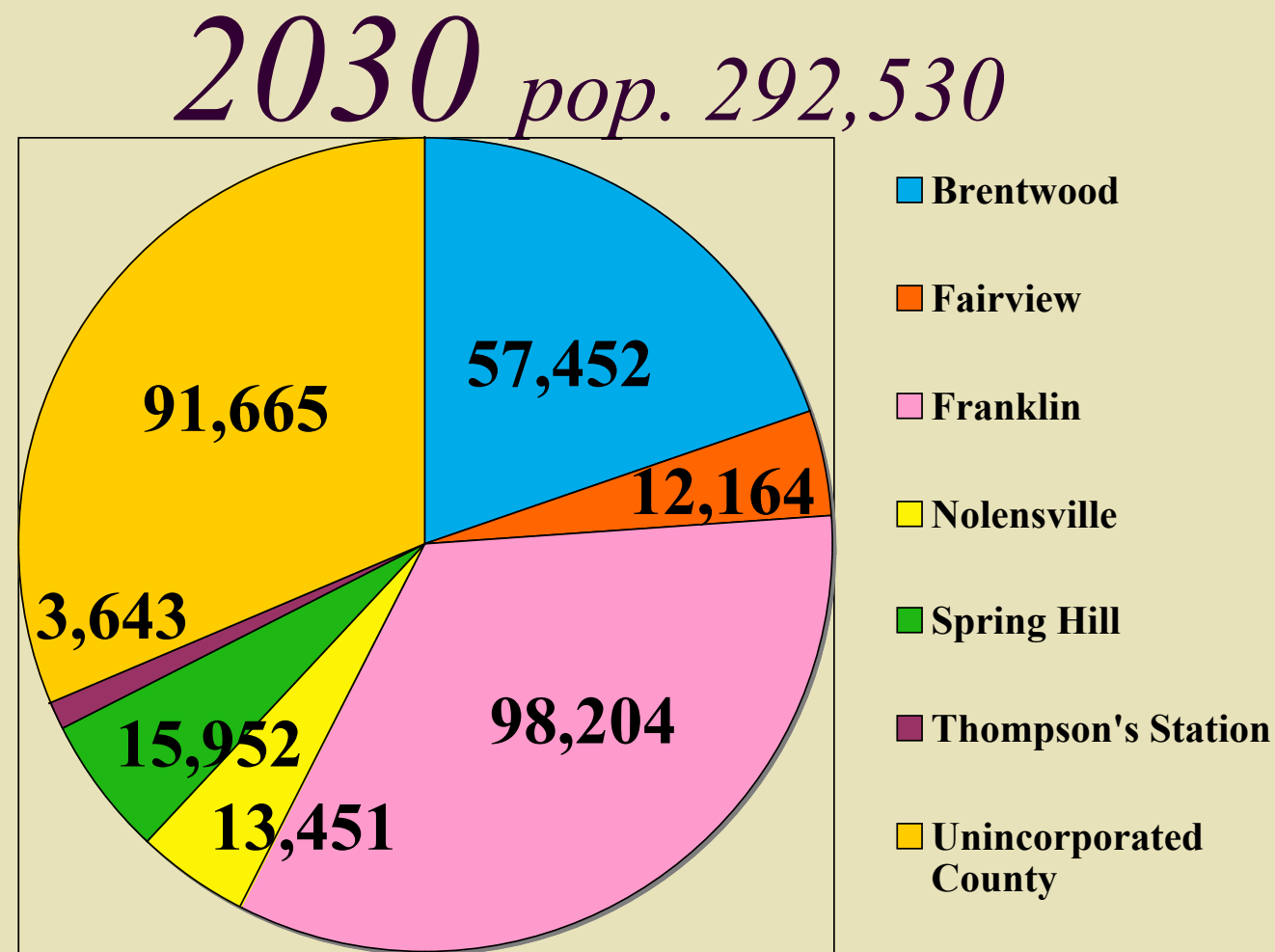
2020 pop. 234,730



- Brentwood
- Fairview
- Franklin
- Nolensville
- Spring Hill
- Thompson's Station
- Unincorporated County

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Population Breakdown-High End Projections based on P.C. 1101 Numbers

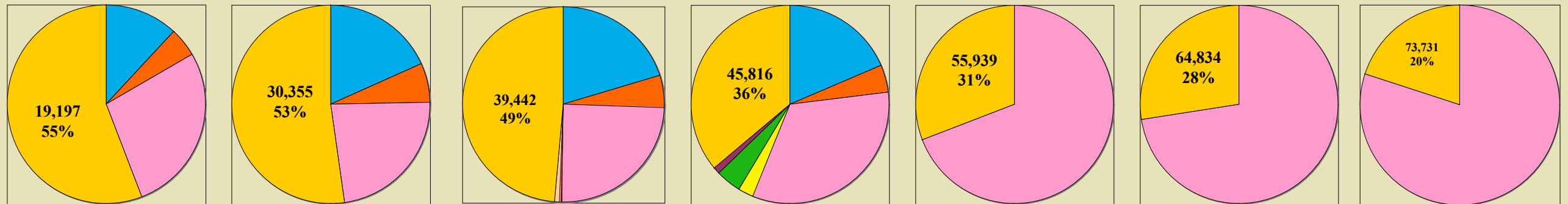


Notes:

Two factors contribute to the percentage decline in the unincorporated County population. Annexation activities reflect a gain in municipal population and a resulting loss in county population, with a zero sum net gain. New population growth is not uniformly absorbed but is more highly concentrated in the municipalities.

1970- 2030 Population-Low End Projections from Decennial Census Numbers

Unincorporated County population by percentage, 1970-2030



1970

19,197

1980

30,335

1990

39,442

2000

45,816

2010

55,939

2020

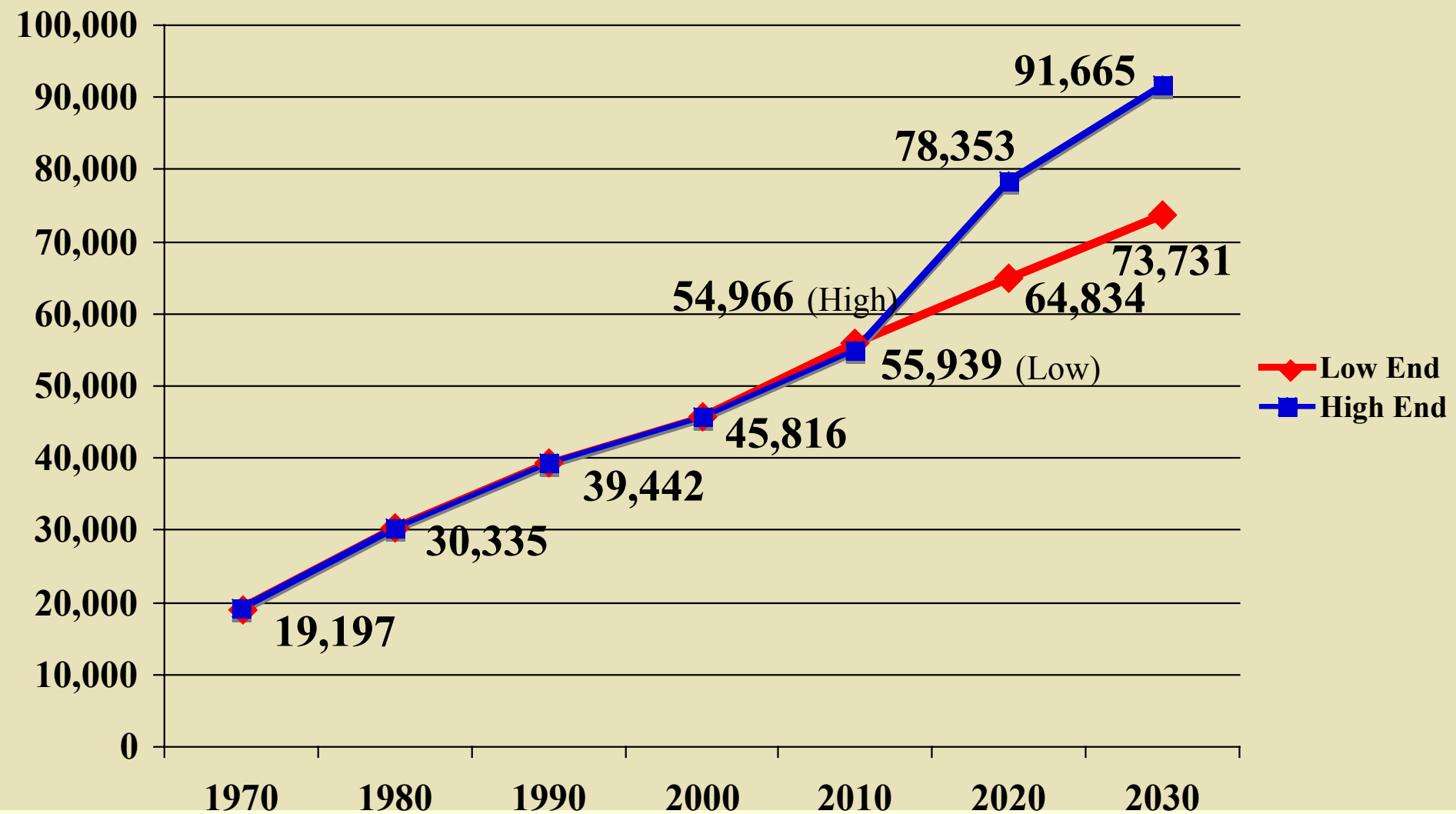
64,834

2030

73,731

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1970- 2030 Population- Comparison of Low and High End Projections



Assumptions with regards to Population Projections

- The Woods and Poole 2005 Data Projections are higher than the numbers published in 2004 by the same;
- With the published Public Chapter 1101 numbers the official projections made by the cities, staff was unable to shift the overage from the Unincorporated County to the individual cities, and therefore, the Unincorporated County received the increased population; and
- No building permit trends were available for Nolensville and Thompson's Station making it difficult to project exactly how much of the overages from the Woods and Poole projections these cities would absorb. Additionally, with the availability of sewer in these communities, it expected their rate of growth will accelerate.



Development Trends and Demand

Current Trends

2,049 Residential Building permits were issued between 2000 and 2004

Average Lot Platted Lot size is 1.64 acres (2000-2004)

Average Exempted Lot size is 5.0 acres

2,199,503 square feet of Non-Residential (Institutional and Commercial) permitted between 2000 and 2004

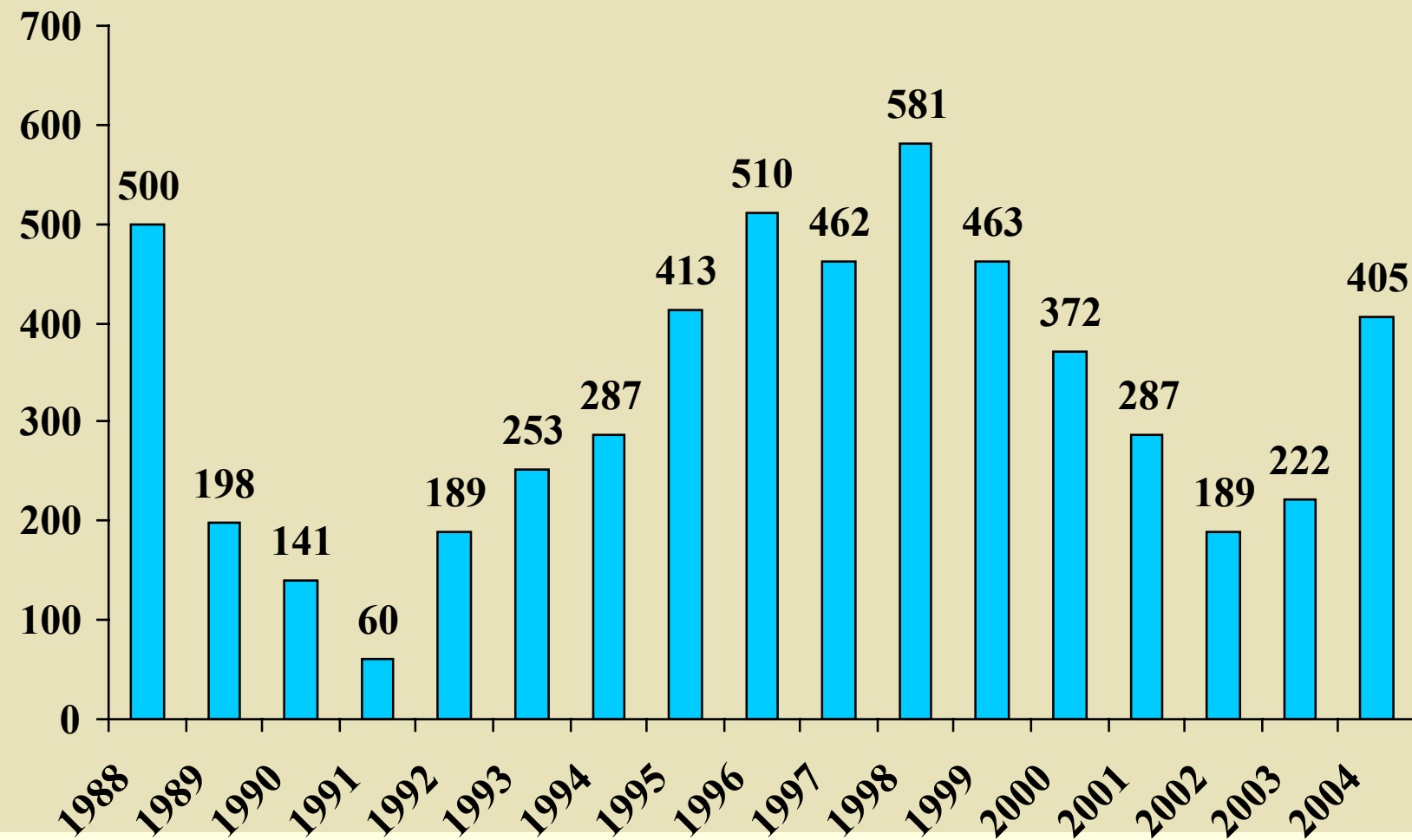
Platted Acres from 1988 to 2004

There were 10,179 acres platted from 1988 to 2004 consuming 15.91 square miles of the Unincorporated County ($1.84 \times 5,532 \text{ lots} = 10,179 \text{ ac.} / 640 \text{ ac. In a square mile} = 15.91 \text{ square miles}$).

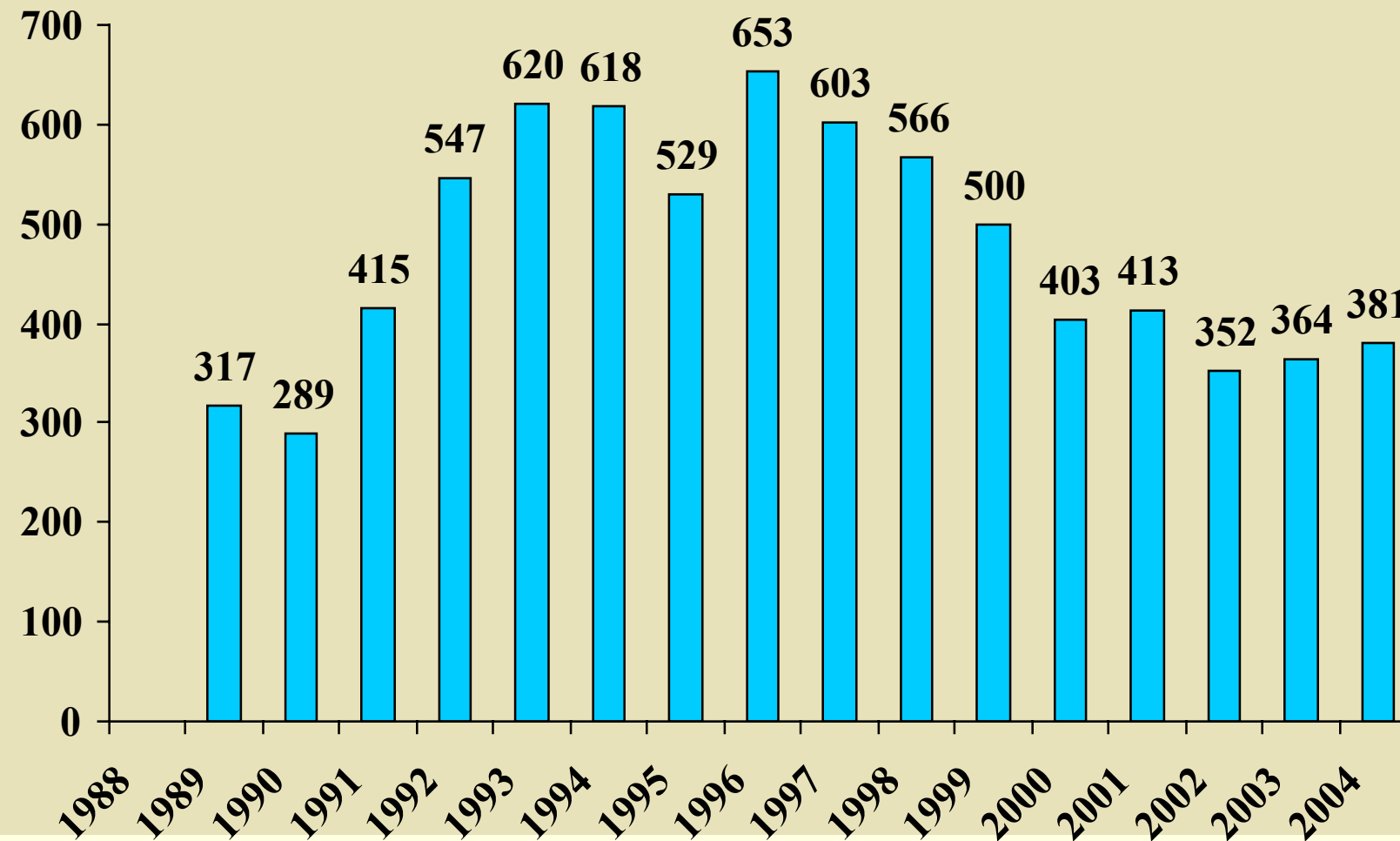
Note: This is based on the average lot size from 1988-2004.

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Major Subdivisions



SFH Permitting

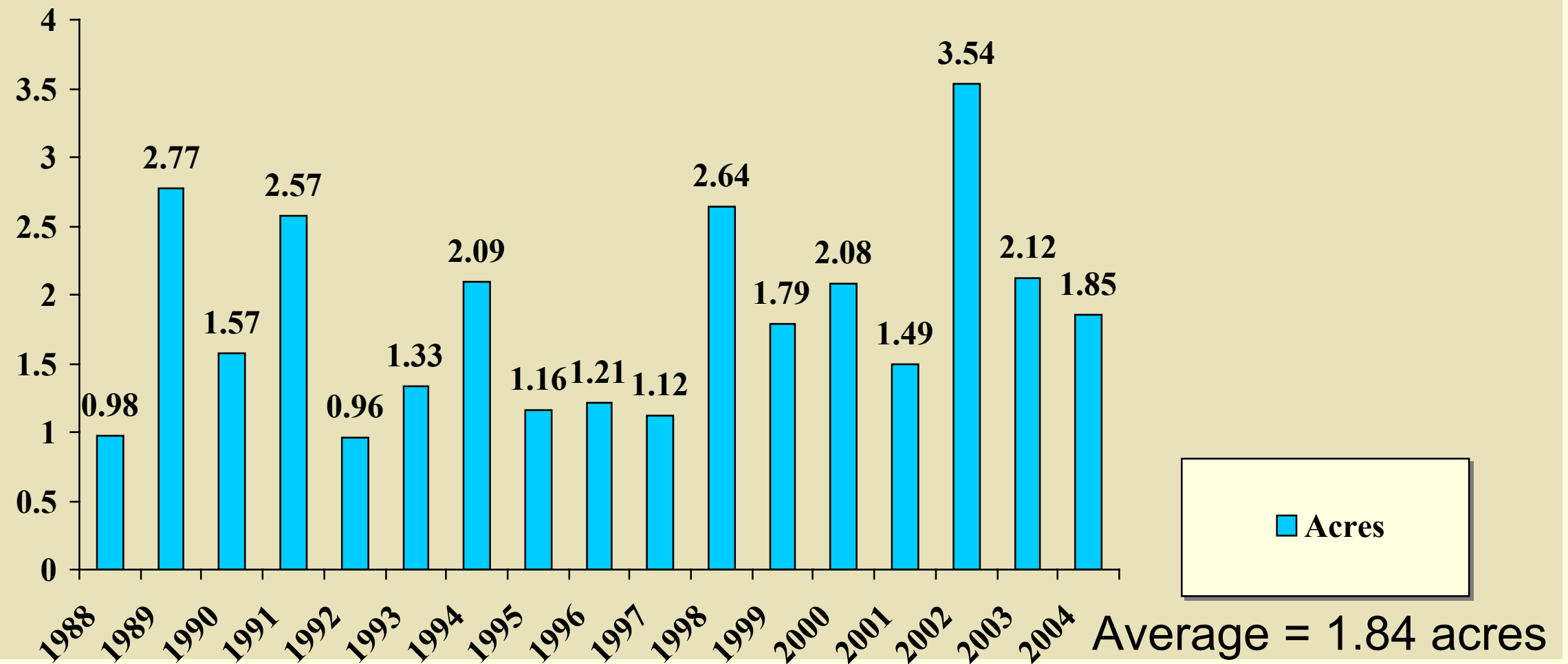


■ SFH's

Total = 7,570

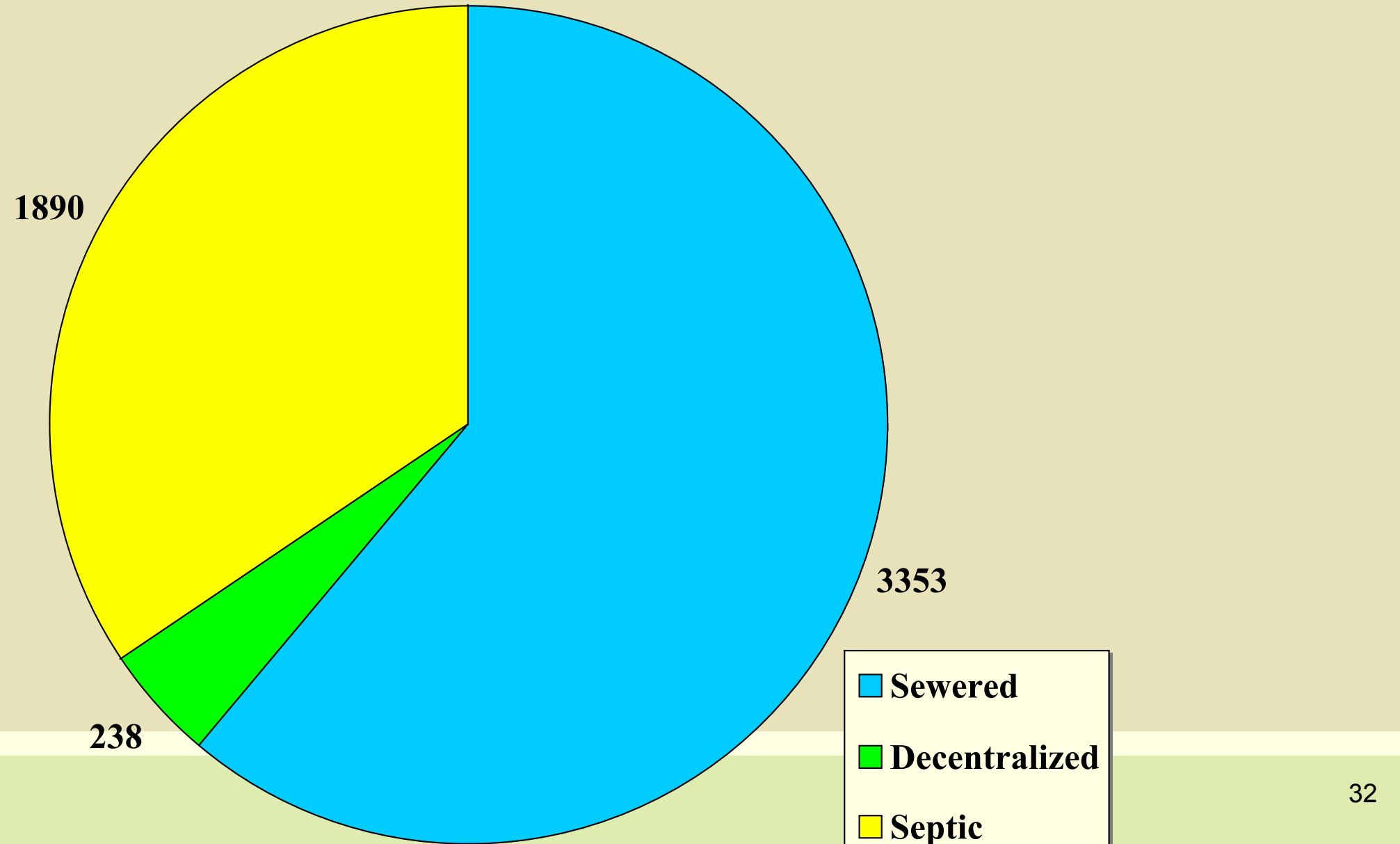
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Average Platted Lot Size

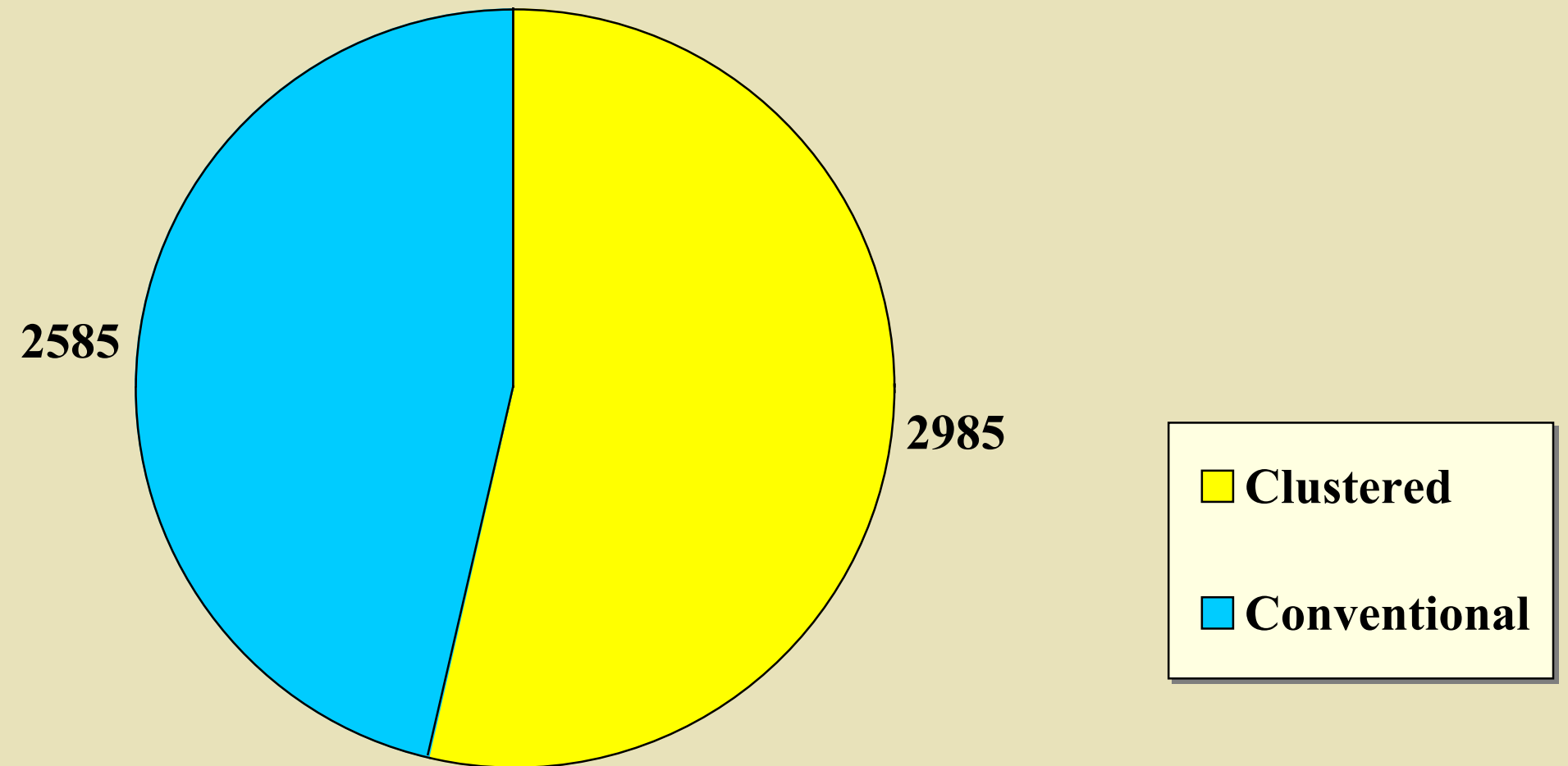


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Sewered vs. Non-sewered Lots

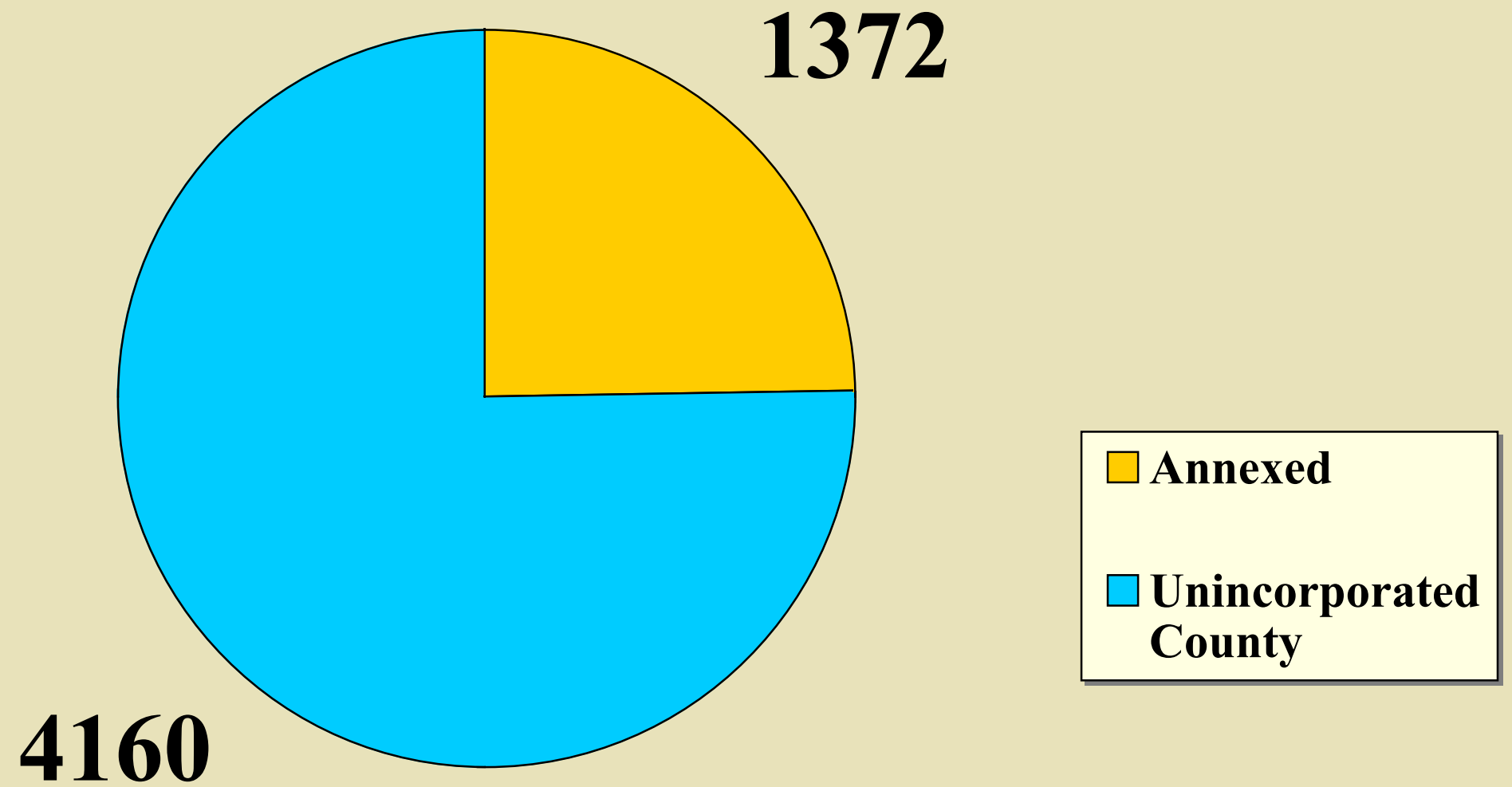


Clustered vs. Non-clustered Lots



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Lots Annexed 1988-2002



Projected Trends-Low and High End Projections

Between 8,457 and 15,691 Dwelling Units will be created by 2030.

Between 5,244 and 9,728 of those units will be on Platted Lots and will consume between 8,494.21 and 15,954 acres of land OR between 13.27 and 24.93 square miles of the Unincorporated Area.

Between 3,214 and 5,693 of those units will be on Non-Platted Lots and will consume between 16,070 and 29,815 acres of land OR between 25.11 and 45.59 square miles of the Unincorporated Area.

Projected Trends-Non-Residential Requirements-Low and High End Projections

1,074 square feet of Non-Residential uses are need per Dwelling Unit. This takes into account both Schools and Churches.

Between 9,082,818 and 16,851,234 square feet of Non-Residential uses will be needed by 2030.

Note: Assumes a .1 Floor Area Ratio (FAR)

Between 2,086 and 3,869 acres OR between 3.26 and 6.05 square miles of the Unincorporated County will be needed to accommodate these Non-Residential uses.

Projected Trends-Non-Residential Requirements-Low and High End Projections

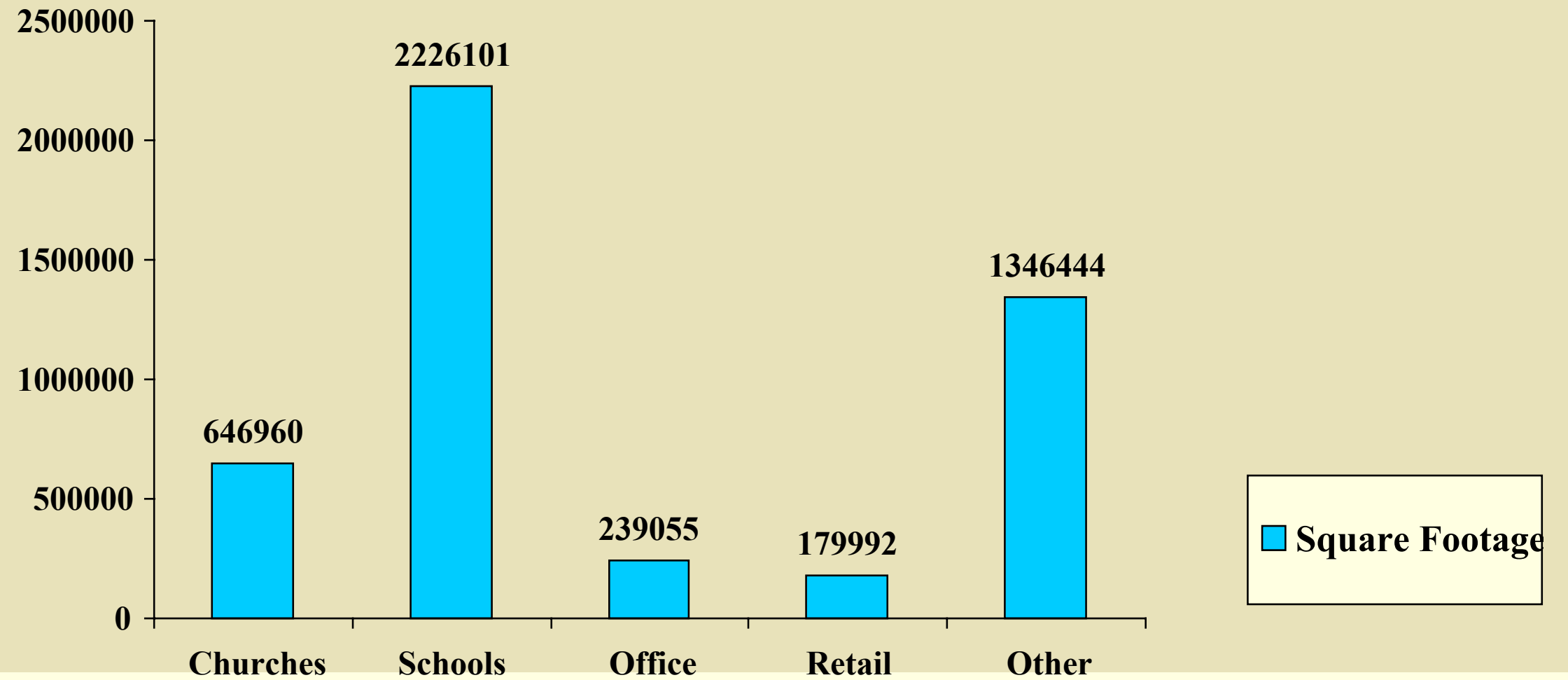
53 square feet of Non-Residential uses are needed per Dwelling Unit. This calculation EXCLUDES both Schools and Churches.

Between 4,448,221 and 8,316,230 square feet of Non-Residential uses will be needed by 2030.

Note: Assumes a .1 Floor Area Ratio (FAR)

Between 103 and 191 acres OR between .16 and .30 square miles of the Unincorporated County will be needed to accommodate these Non-Residential uses.

Square Footage of New Non-residential Construction 1988-2004



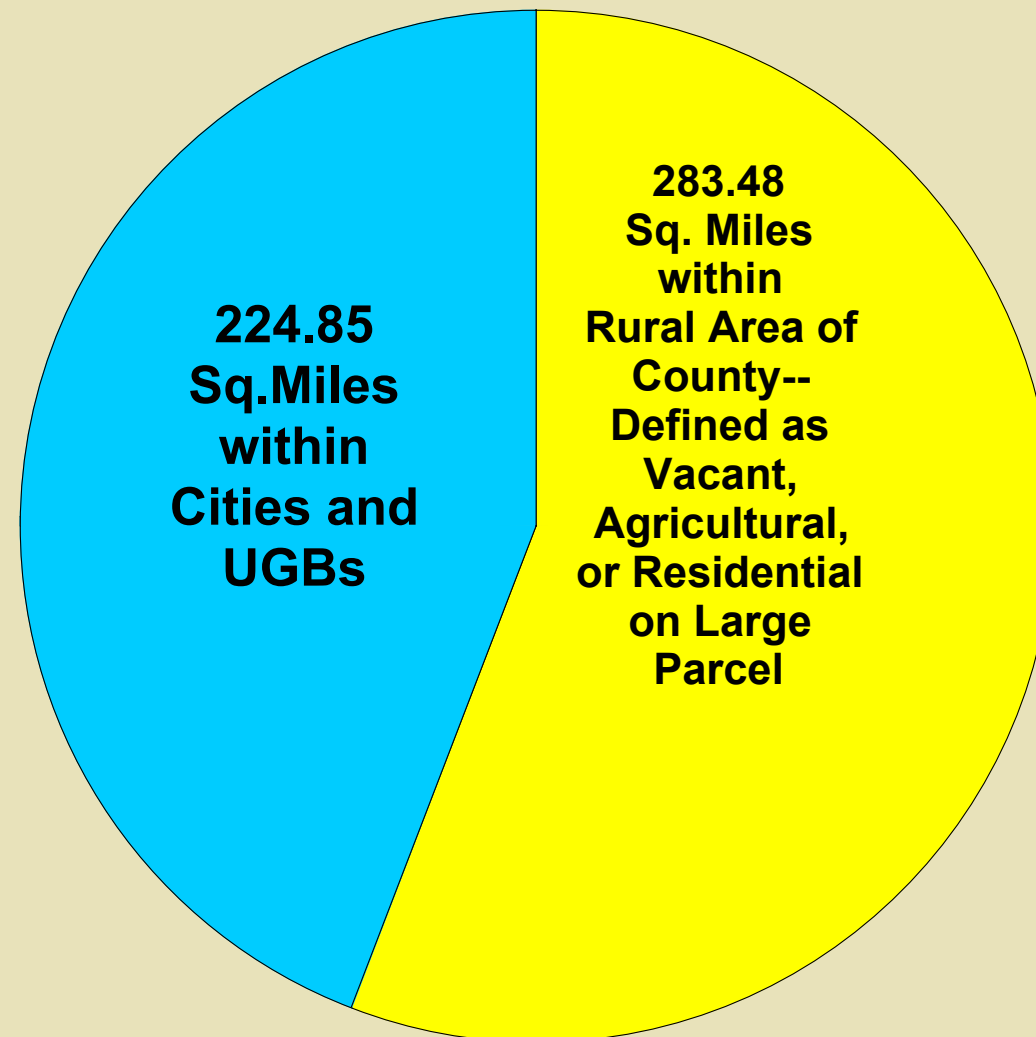
Capacity Analysis



PGA 5 — SR-840/Horton Highway

Williamson County, Tennessee

Rural Area as defined by P.C. 1101 in Square Miles



CORPORATE LIMITS (area in square miles)

Brentwood:	34.67
Fairview:	13.55
Franklin:	28.70
Thompson's Station:	14.45
Spring Hill:	7.35
Nolensville:	3.29
<i>Subtotal</i>	<i>102.01</i>

UGBs

Brentwood:	12.73
Fairview:	36.97
Franklin:	44.42
Thompson's Station:	12.17
Spring Hill:	2.79
Nolensville:	15.12
<i>Subtotal</i>	<i>124.20</i>

COUNTY

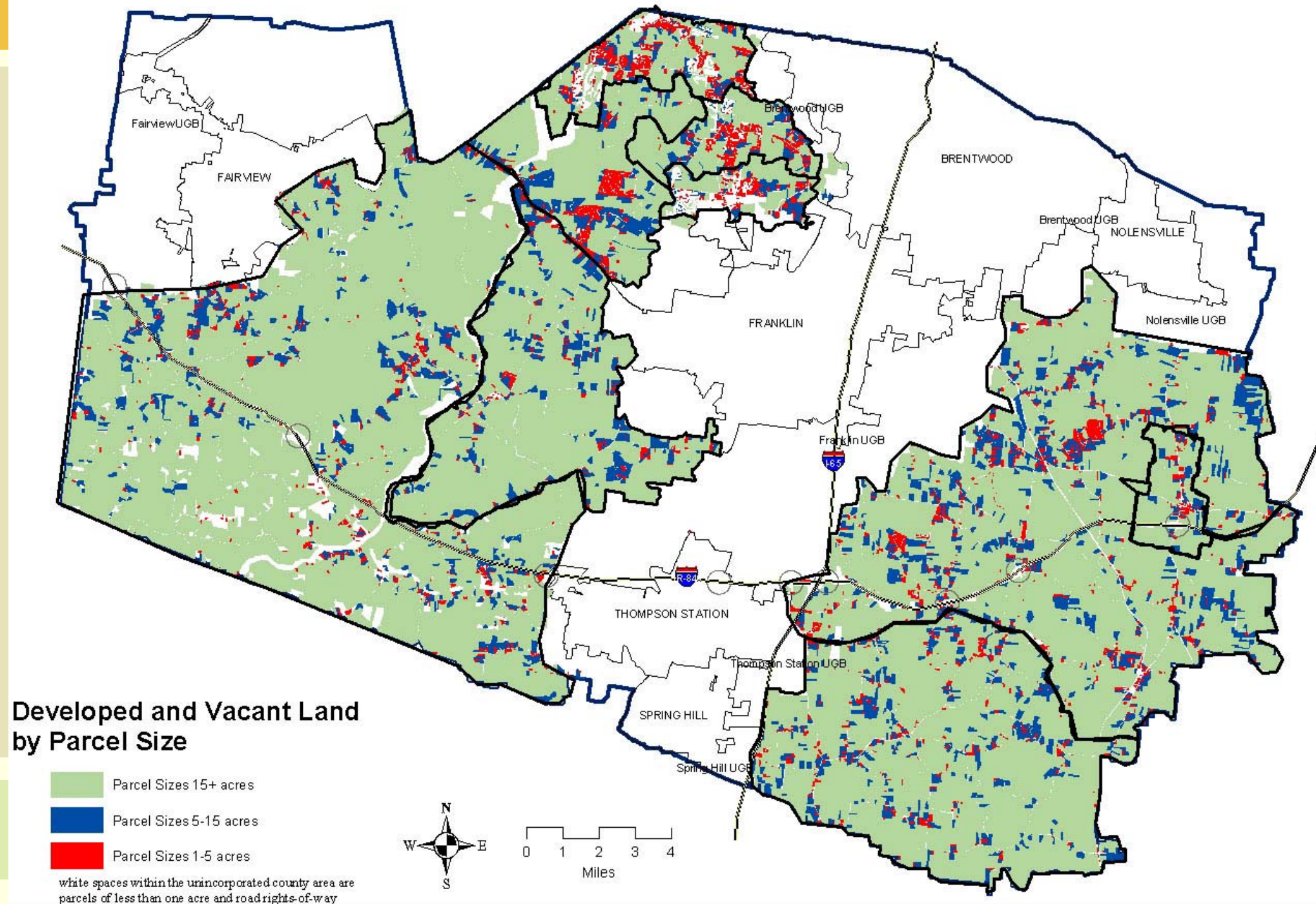
Rural	307.79
PGAs	30.06
<i>Subtotal</i>	<i>337.85</i>
<i>TOTAL</i>	<i>582.70</i>

Land Capacity

- Analysis to determine
 - Physical/geographic capacity for growth and new development under current regulations/policies
 - Current Zoning
 - Geographic/Natural Constraints to growth

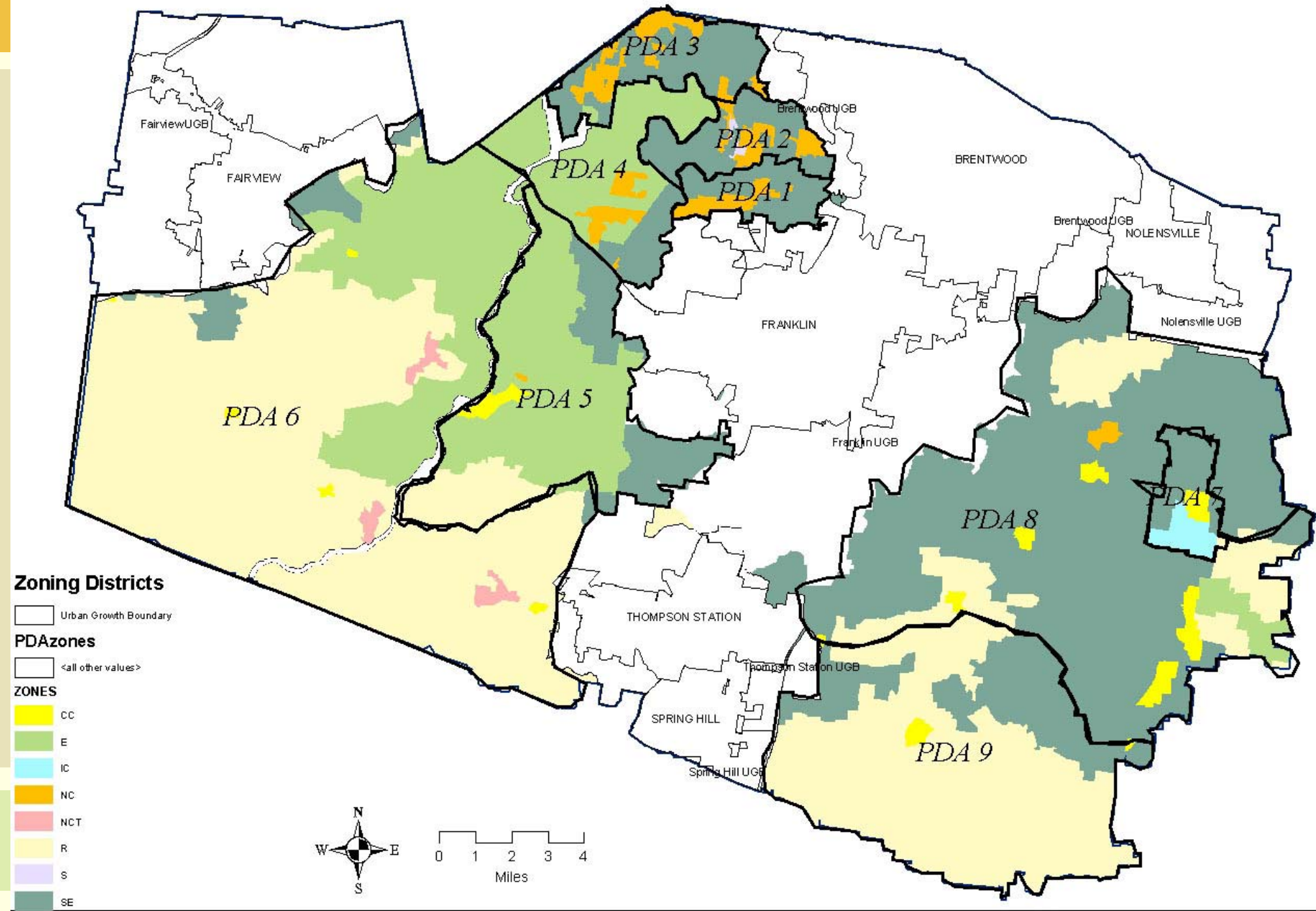
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Focus on Vacant or Agricultural Land



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*Consider how
it is zoned*

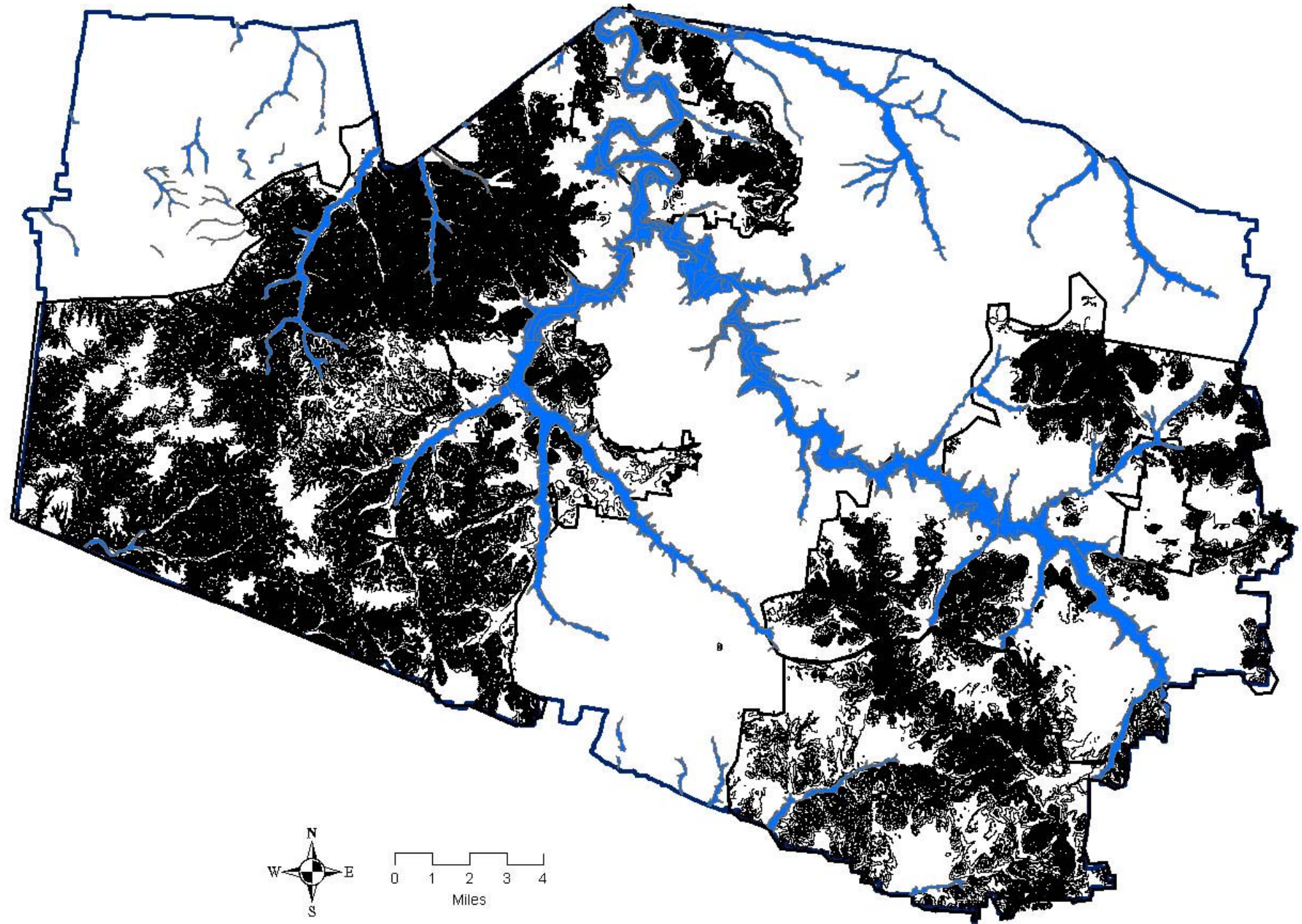


Capacity Analysis Results--Natural Constraints

- Floodplain
- Slope (15% and above)
- Road Rights-of-way (Public and Private)
- Required Buffers Drainage Way
Buffers (From top bank)

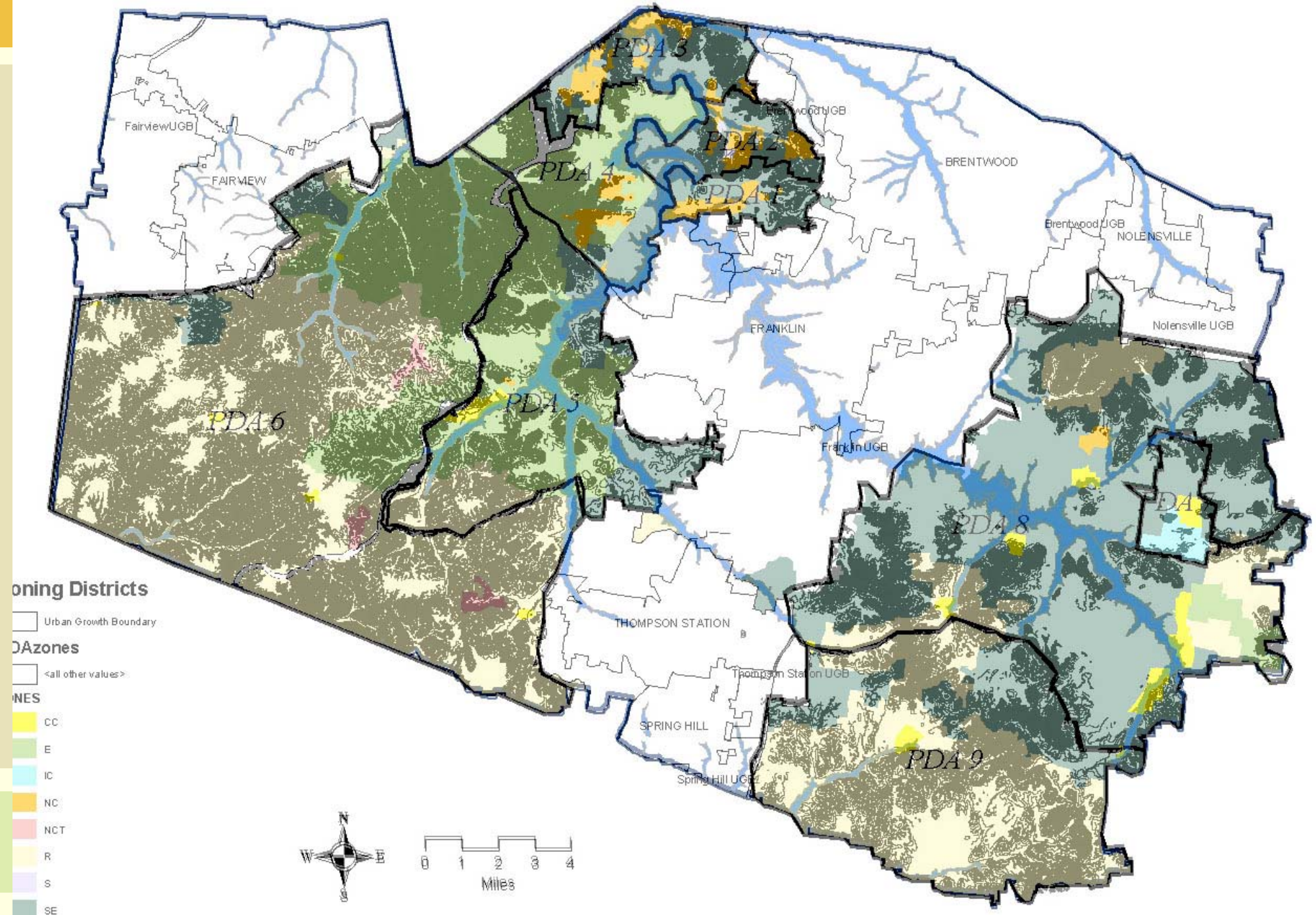
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*Consider Natural
Constraints to
Development*



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*Apply Capacity
to the
Current Zoning
with the
Natural Constraints*



Capacity Analysis Results

- Approximately 163,287 acres with gross development potential (255 square miles)
- About 14,000 acres of this land are constrained by floodplain and drainage ways (22 square miles)
- About 80,000 acres of this land are constrained by slope (15% and above) and drainage ways (125 square miles)
- Approximately 100,152 acres with net development potential (109 square miles)
- Estimated range of Capacity for new development under current zoning regulations:
 - We have the capacity for approximately 67,200 new residential units.



Williamson County, Tennessee

Demand and Capacity Observations

Demand	Suburban	Rural
	5,000 to 10,000 DU (8,500 to 16,000 acres)	3,000 to 6,000 DU (16,000 to 30,000 acres)
Capacity	56,000 DU (43,000 acres)	11,000 DU (57,000 acres)

Demand and Capacity Observations

- Capacity exceeds demands by many times
- Residential capacity for the low end of the Land Use Plan scenario is more than sufficient for projected residential units
- Excess the highest in the Suburban Estate category, (most of which is located within Potential Development Area 8)
- Relatively high proportion in the Rural category, which uses disproportional higher amount of land



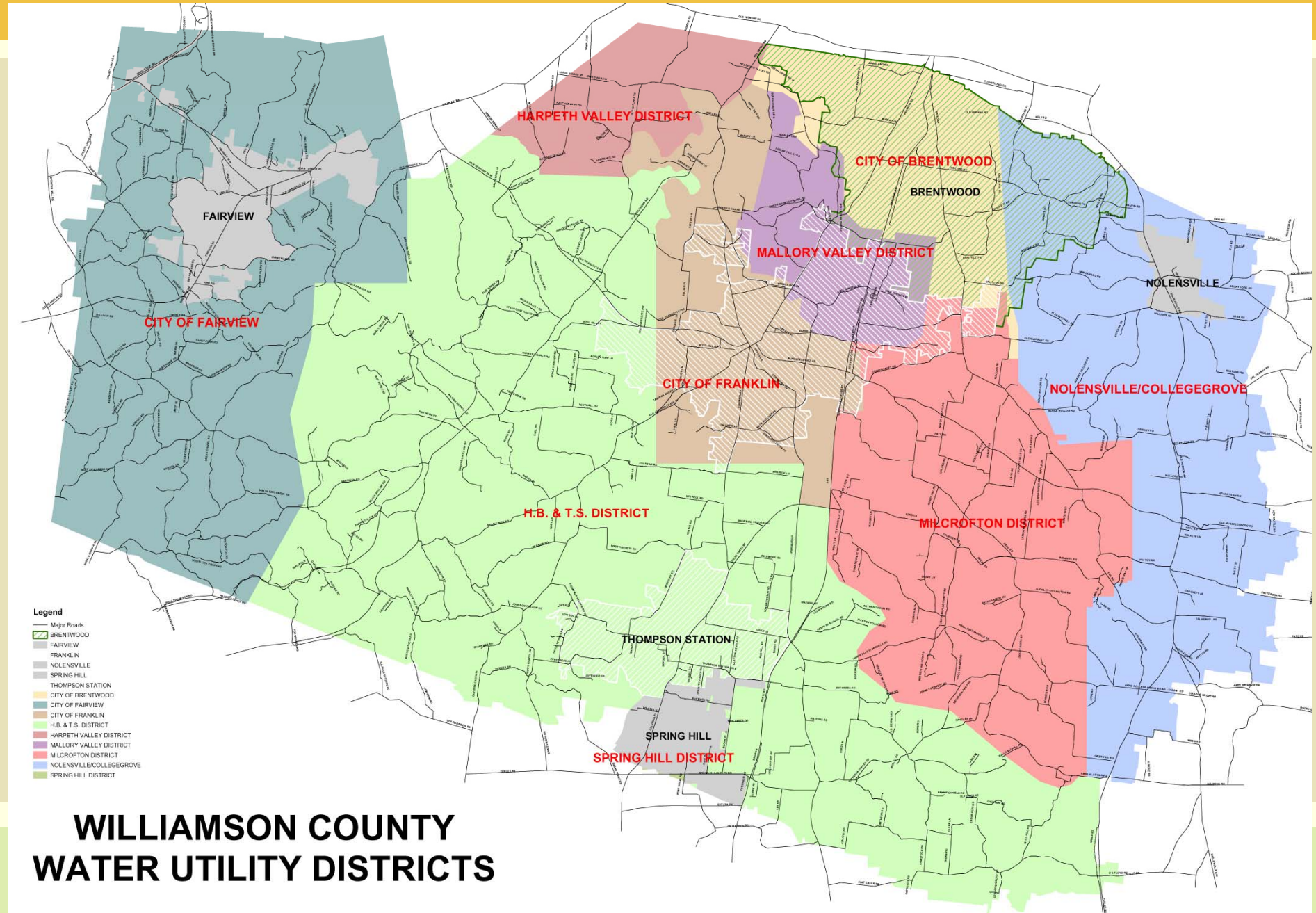
Lynnwood Way - *environmentally fragile terrain*

Comprehensive Plan Update Planning Challenges

Williamson County, Tennessee

Water Utility Districts

*Water utility districts
operate independently
of the County's
influence.*

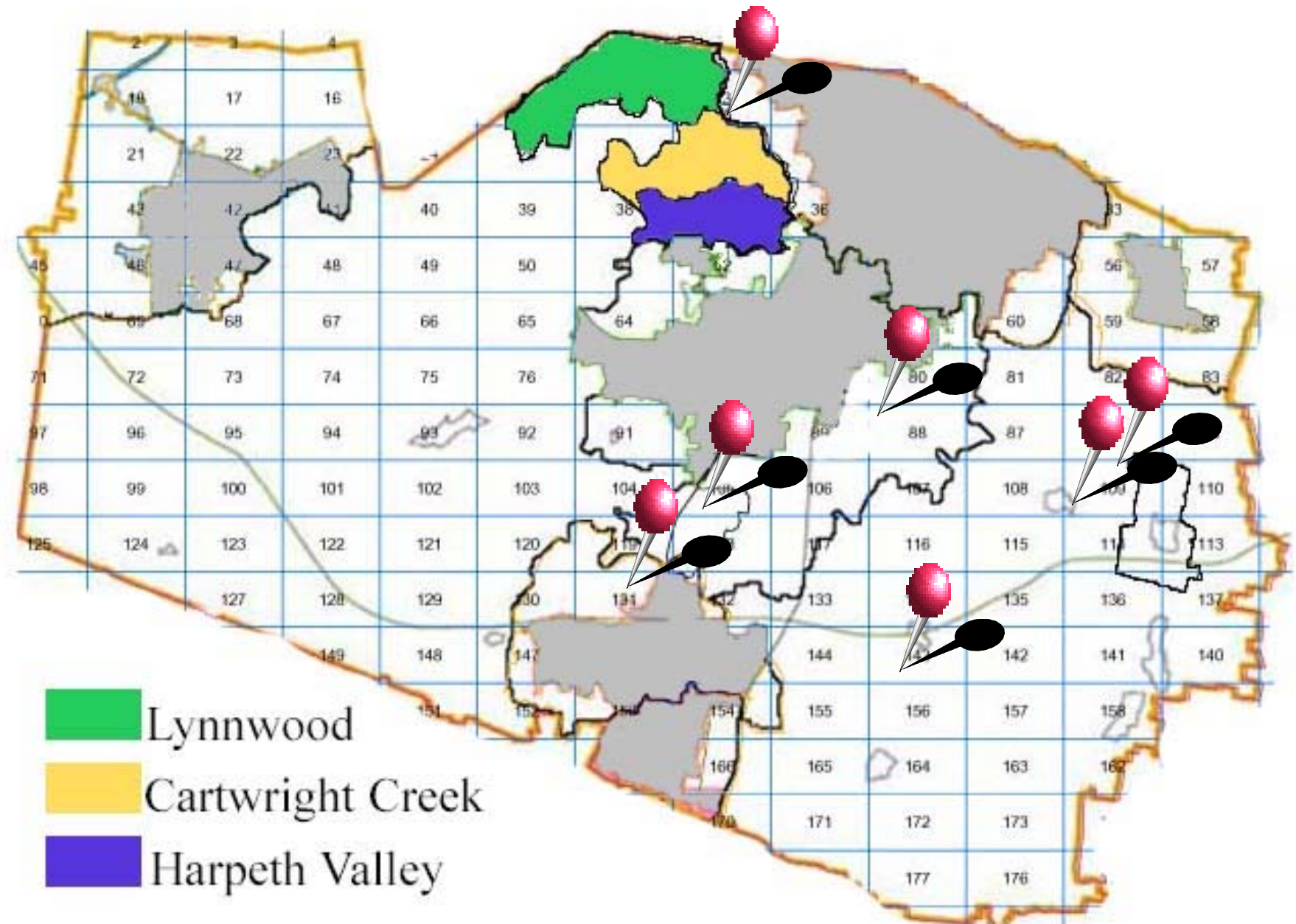


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Sewer Utility Districts

*Conventional sewer
technology (legend)*

*Alternate sewer
technology (Pins)*



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Municipal and County Jurisdiction

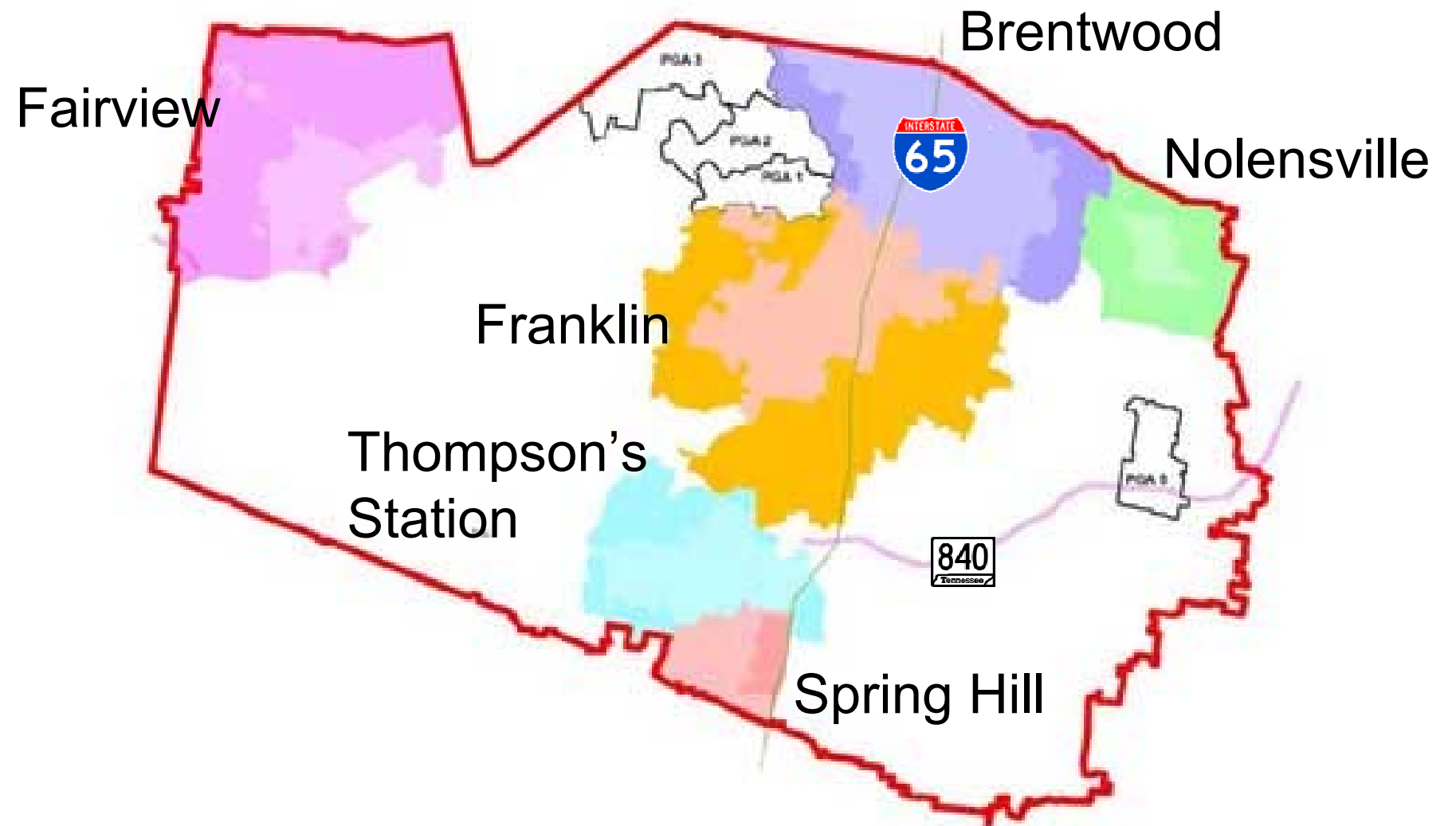
Issue:

Land use policies

within Urban

Growth Boundaries

prior to annexation.



Land Use Pressures



Environmental resources

Cultural resources

Agricultural Land

Open Space

Housing affordability

Public Services and Facilities



Transportation
Sewer
Water
Schools
Parks

Ravenwood High School - Brentwood

Implications

Require compact and contiguous growth in urban or planned growth areas

Ensure adequate public facilities

Maintain adequate levels of service

Conserve natural and cultural resources

Provide housing choices

Ensure that growth pays its fair share of costs

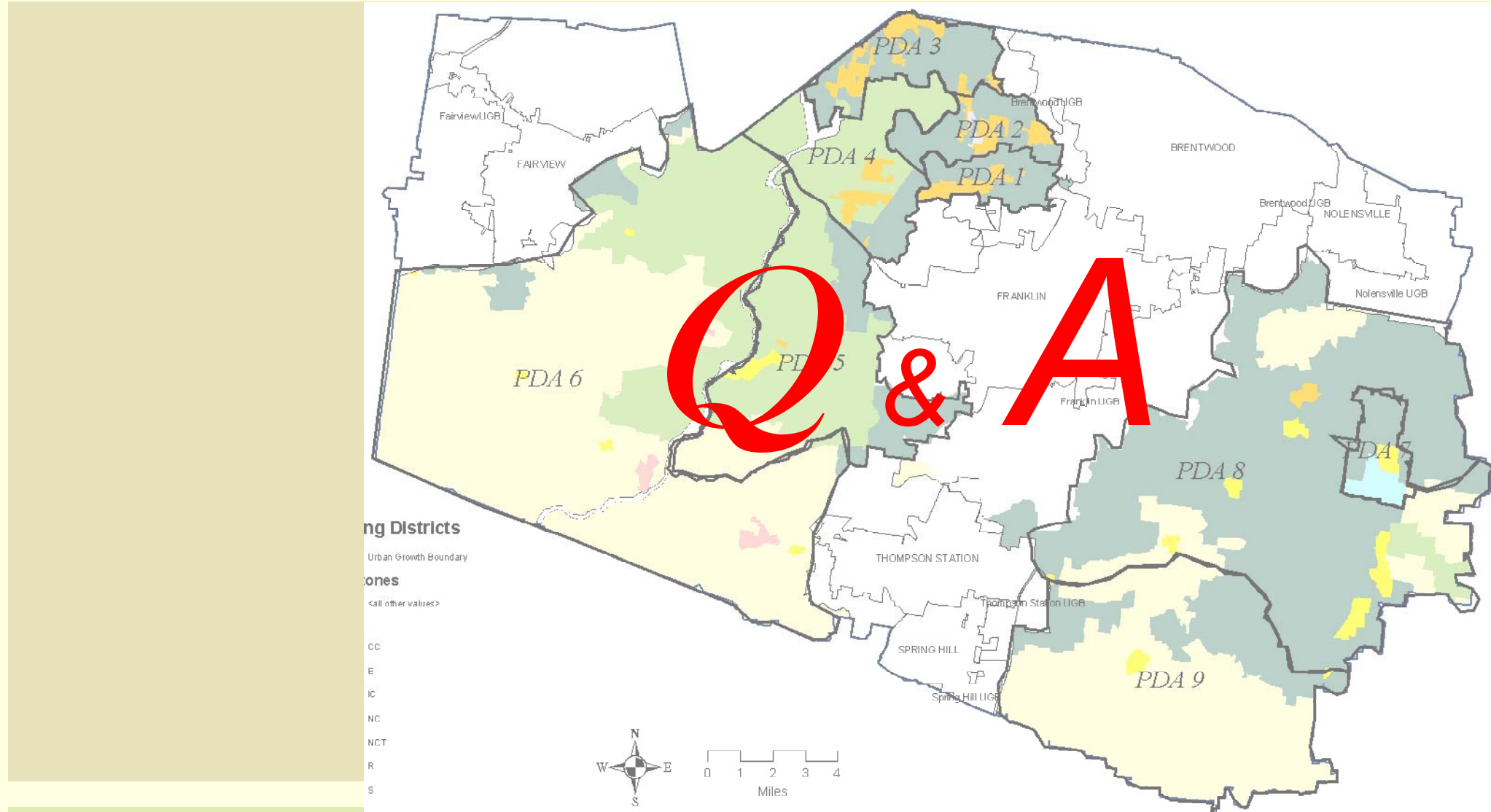
Critical Issues

- Urban Growth Boundary Policies
- Role of Decentralized Sewer Systems
- Density and character of rural growth
- Balance of restrictions and incentive to reinforce UGB, PGA, and RA purposes



Williamson County, Tennessee

Questions and Answers



Williamson County, Tennessee

www.williamsoncounty-tn.gov

We anticipate having the preceding PowerPoint on the Williamson County website in a few days. Copies, however, can be had by coming to the Planning Department's office in Suite 400 of the Williamson County Administrative Complex.




Welcome to Williamson County

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Address <http://www.williamsoncounty-tn.gov/williamson/live/default.asp>

Google Search Web PageRank 2 blocked AutoFill Options



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Home Contact Comments

Calendar

Offices & Departments

- Departments
- Ag EXPO Park
- Agricultural Extension
- Animal Control
- Archives
- Benefits
- Board of Education
- Budget & Purchasing
- Building Codes
- Codes Compliance
- Community Development
- Economic Development
- Election Registrar
- Emergency Communications
- Emergency Mgt Agency
- Engineering
- Health Department
- Highway
- Human Resources
- Information Technology
- Juvenile Services
- Library
- Medical Center
- Parks & Recreation
- Planning & Zoning
- Probation
- Property Mgt
- Recycling
- Rich Mont

News More...

- Williamson County Fair
1st Annual County Fair
Friday, August 05, 2005
- Animal Shelter
Special Adoption Day
Saturday, June 11, 2005
- Channel 3 WC-TV
This weeks programming
Tuesday, May 10, 2005
- AgExpo Park
Schedule of Events & News
Wednesday, April 27, 2005
- Parks & Recreation Summer Camp
2005 Summer Camp Info (ONLY)
Monday, March 21, 2005

Calendar of Events

- Municipal Solid Waste Board
Tuesday, May 24, 2005
- Property Committee
Wednesday, May 25, 2005
- Board of Zoning Appeals
Thursday, May 26, 2005
- Renaissance Festival
Saturday, May 28, 2005
- Parks & Recreation Committee
Tuesday, May 31, 2005
- Adjustments & Appeals Board
Wednesday, June 01, 2005